



Arlington, Campion Way, Sheringham

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Independent Estate Agents

Pointens





**Arlington, 34 Campion Way,
Sheringham, Norfolk NR26 8UN**

Holt 4 miles

Norwich 20 miles

Well appointed detached 4 bedroom home pleasantly situated on a much favoured residential development. Constructed by renowned local developers, Norfolk Homes the property would make an ideal family home. The property is being sold with no onward chain.

GUIDE PRICE £460,000



The Property

The property offered for sale is a spacious, detached, family size home pleasantly situated on this popular development towards the western outskirts of the town. Originally constructed by renowned local developers, Norfolk Homes, in the late 1980's, the property is in good condition throughout and has accommodation briefly comprising an entrance hall, a double aspect sitting room with an attractive period style fireplace, a dining room with double doors leading through to a UPVC conservatory, a well fitted out kitchen, a utility room and cloakroom. A first floor landing leads to four double size bedrooms (master en suite) and a well fitted out family bathroom. The property also enjoys the benefit of gas fired central heating and replacement UPVC sealed unit windows and doors throughout. Outside, the property is approached over a brick weave driveway providing ample parking for two vehicles and leading to an integral single garage. To the front of the property is a lawned garden and directly behind the property is a private, fully enclosed and lawned garden. There is no onward chain.

Location

Sheringham is a popular seaside town, situated just 4 miles from Cromer, 7 miles from Holt and 14 miles from Aylsham. There is a market in the town, a library, a choice of dental practises and doctors, in addition to a variety of shops and services. The railway station, from where there is a tourist train service to Holt on the Poppy Line and a regular service to Norwich, is located in the centre of the town. The County City of Norwich is just over 20 miles away from where there is a fast rail service to London Liverpool Street and Norwich Airport has direct flights to many major cities. Campion Way is within easy walking distance from Sheringham High School.

Directions

Leave the centre of Sheringham via Church Street. Proceed over the railway bridge and at the T junction turn right, then immediately left into Holt Road. After around 1/2 mile take the turning right into Churchill Crescent, then the first right into Campion Way where number 34 will be found after a short distance on your right hand side, identified by a Pointens 'For Sale' board.

Accommodation

The accommodation comprises:

Entrance Canopy

UPVC front door, leading to -

Entrance Hall

Radiator, staircase to first floor, fitted coats cupboard.

Sitting Room (16' x 12'5 double aspect)

Period style fireplace surround, radiator. Television point, fitted coving. Archway to -

Dining Room (12'6 x 9')

Radiator. UPVC double doors leading to -

UPVC conservatory (14'4 x 10'6)

Wood effect flooring, double doors leading to the rear garden.

Kitchen

Good range of fitted Shaker style cream base units with working surfaces over. Inset one and half bowl sink unit with mixer tap. Fitted fridge, dishwasher. Rangemaster Toledo cooking range and extractor hood. Tiled splashbacks. Range of matching wall units with lighting under. Telephone point. Radiator. Shelved understair cupboard. Archway to

Utility Room (8'8 x 7')

Range of fitted cream Shaker style base units with working surfaces over. Inset single drainer sink with mixer tap. Plumbing for automatic washing machine. Fitted freezer. Radiator. Tiled splashbacks. Range of matching wall units. Door to garage, door to rear garden.

Cloakroom

White suite comprising wc, vanity unit with basin over. Radiator. Tiled floor.

First Floor

Landing

Radiator, airing cupboard with factory lagged tank and fitted shelving.

Bedroom One (14'8 x 11'5)

Fitted wardrobe, radiator. Two alcoves, telephone point.

En suite

White suite comprising panelled bath with mixer tap, fitted shower screen and shower. Vanity unit with basin over, wc, radiator. Tiled floor. Fitted mirror and electric shaver point.

Bedroom Two (12'10 x 11'7)

Radiator, fitted wardrobe.

Bedroom Three (12'7 x 9'8)

Radiator, fitted wardrobe.

Bedroom Four (11'7 x 9'8)

Fitted wardrobe, radiator.

Family Bathroom

White suite comprising panelled bath with mixer tap with shower attachment, wc, vanity unit with basin over with mixer tap. Fitted mirror, electric shaver point.

Curtilage

The property is approached over a brickweave driveway providing ample off street parking for two vehicles. This in turn leads to an integral **garage (17'9 x 8'9)** with up and over door, fitted shelving, electric power and light, a wall mounted gas fired boiler for central heating and domestic hot water and a personal door to the utility room. To the front of the property is a lawned front garden. There is pedestrian access down one side of the property giving access to the private rear garden which is mostly laid to lawn and also has a patio and various inset flower and shrub beds, being partially enclosed with a mixture of brick walling and wooden panelled fencing.

General Information

Tenure: Freehold.

Tax Band: E (£2647.35 2023/24)

Local Authority: North Norfolk District Council, tel: 01263 513811.

Energy Performance Certificate: D

Services: All mains services are connected.

Viewing: Strictly through the sole agents, Pointens Estate Agents Telephone 01263 711880.

Ref: H313114.

Important Notice

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These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

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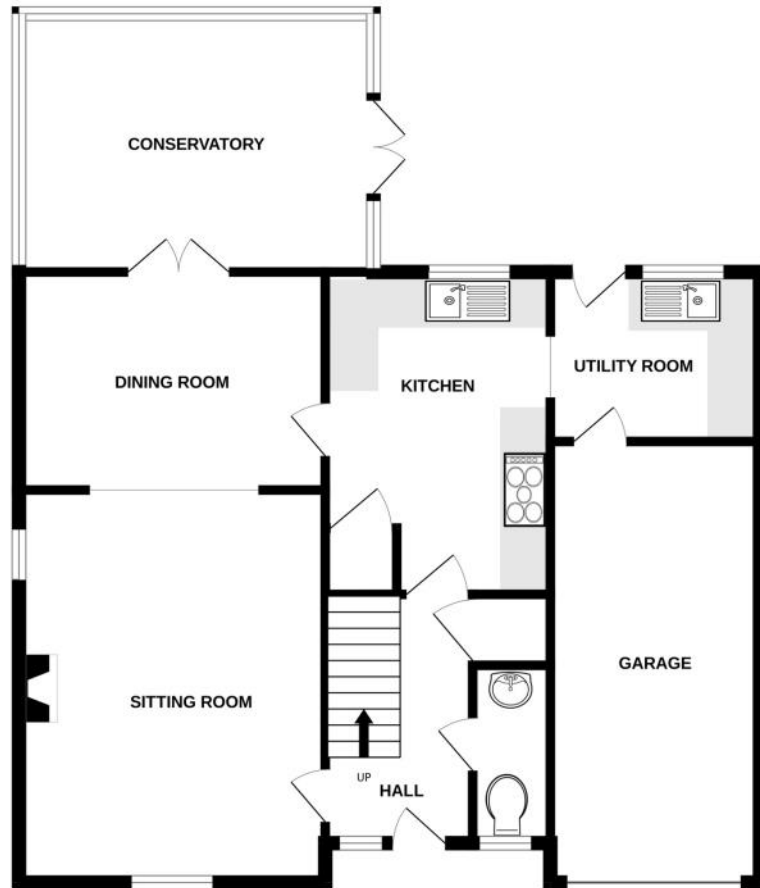
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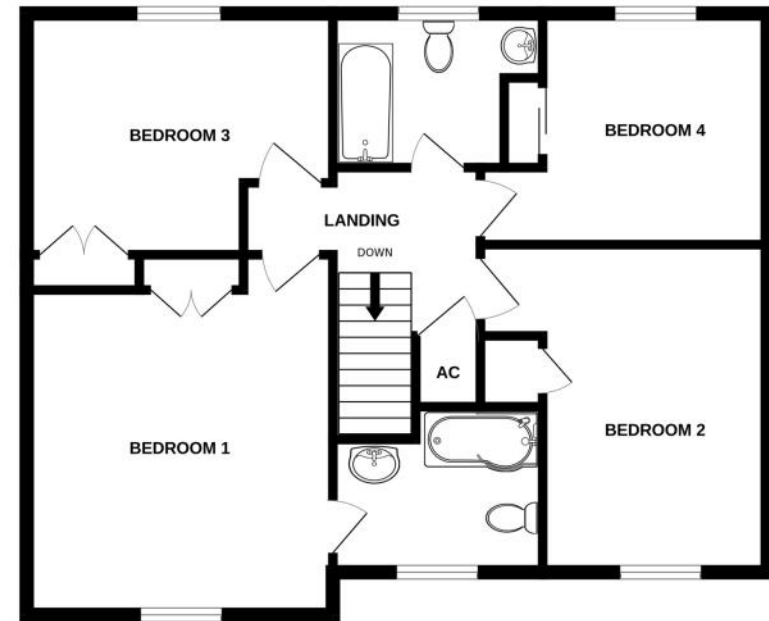
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GROUND FLOOR
883 sq.ft. (82.0 sq.m.) approx.



1ST FLOOR
707 sq.ft. (65.7 sq.m.) approx.



ARLINGTON, 34 CAMPION WAY, SHERINGHAM, NR26 8UN

TOTAL FLOOR AREA : 1590 sq.ft. (147.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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